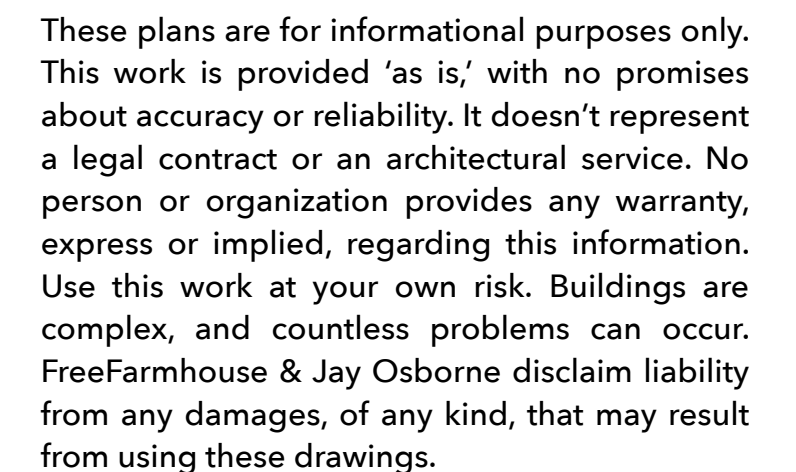


001 APRIL 2025 1ST DRAFT PRINT VIRGINIA'S STARTER FARMHOUSE JAY OSBORNE



GENERAL NOTES

- 1A** – WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.
- 1B** – ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- 1C** – IF PRINTING FULL-SIZE DRAWING SET, DO NOT SCALE DRAWINGS.
- 1D** – WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.
- ~~**1E** – METRIC DIMENSIONS DO NOT PRECISELY MATCH IMPERIAL DIMS (AS DRAWN) DUE TO DIFFERING CODES AND MODULAR STANDARDS. IF ACCURACY IS DOUBTED, IMPERIAL DIMENSIONS TAKE PRECEDENCE.~~
- 1F** – DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER/FACE OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.
- 1G** – ALL DIMENSIONS NOTED "VERIFY IN FIELD" (V.I.F.) SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.
- 1H** – ALL NOTES AND DETAILS ARE TYPICAL. SIMILAR NOTES, DETAILS, AND DIMENSIONS APPLY IN SIMILAR SITUATIONS.
- 1I** – IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES AND DRAWINGS OF GREATER DETAIL.
- 1J** – INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, OR VIOLATE LOCAL REGULATIONS, IMMEDIATELY NOTIFY THE OWNER OR THEIR REPRESENTATIVE.
- 1K** – VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.
- 1L** – COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.
- 1M** – IT IS BEYOND THE SCOPE OF ARCHITECTURAL DRAWINGS TO ILLUSTRATE THE BUILDING CODE. BUILDERS: READ IT, FOLLOW IT.
- 2 (SITE / FOUNDATION)**
- 2A** – ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
- 2B** – GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.
- 2C** – FINISH GRADE SHALL SLOPE DOWN FROM HOUSE, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.
- 2D** – BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION. SILT FENCES SHALL BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.
- 2E** – DEPICTED FOUNDATION IS BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION. (AND THEN YOU CAN DELETE THIS NOTE)

- 2F** – FOOTINGS SHALL EXTEND BELOW THE LOCAL FROST LINE.
- 2G** – PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.
- 2H** – ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.
- 3 (CONSTRUCTION)**
- 3A** – ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.
- 3B** – THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE FULL-SIZE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.
- 3C** – THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN PREVENTED BY A THOROUGH EXAMINATION.
- 3A** – PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.
- 3D** – THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.
- 3E** – CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.
- 3F** – IF THE WORK OF ANY CONTRACTOR SIGNIFICANTLY DEVIATES FROM THE CONTRACT DRAWINGS WITHOUT THEM FIRST GETTING PERMISSION FROM THE APPROPRIATE PERSON, THAT CONTRACTOR MAY BE REQUIRED TO FIX THEIR WORK AT THEIR OWN EXPENSE.
- 4 (UTILITIES)**
- 4A** – ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.
- 5 (WEATHERPROOFING)**
- 5A** – CHECK LOCAL CODES FOR INSULATION REQUIREMENTS.
- 5B** – DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQUIREMENTS AND RECOMMENDATIONS OF BUILDING CODES, PRODUCT MANUFACTURERS, AND CONSTRUCTION BEST PRACTICES.

- 6 (EGRESS / FIRE SAFETY)**
- 6A** – FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.
- 6B** – SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.
- 6C** – ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.
- 6D** – ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- 6E** – THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND MINIMUM RISER OF 7.75", WITH A MAXIMUM 3/8" VARIATION WITHIN A FLIGHT.
- 6F** – HANDRAILS SHALL BE LOCATED 34-38 INCHES [864-965 MM] ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.
- 6G** – GUARDRAILS MUST BE LOCATED ALONG ANY EDGE WHERE THE FLOOR DROPS 30" [762] OR MORE TO THE FLOOR OR GROUND BELOW.
- 7 (FINISHES & FIXTURES)**
- 7A** – PROVIDE ADEQUATE BLOCKING AROUND CABINETRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.
- 7B** – CONTRACTOR MUST ENSURE THE INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE THE APPLICATION OF PAINT COATINGS
- 7C** – FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.
- 7D** – PROVIDE AT LEAST 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.
- 7E** – DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES.
- 7F** – AN ECONOMICAL ALTERNATIVE TO LOUVERED SHUTTERS: BOARD & BATTEN SHUTTERS. BUT DO NOT USE SCREW-ON, NON-OPERABLE SHUTTERS. (IT WOULD BE BETTER TO USE NONE AT ALL.)
- 7G** – DO NOT USE ALUMINUM OR VINYL SIDING. SNAP-ON SIDING MAKES ONCE-BEAUTIFUL HOUSES LOOK LIKE CHEAP PLASTIC TOYS.
- 7H** – SCREEN PORCHES MAY BECOME FUTURE ADDITIONS TO THE CONDITIONED SPACE (AS A MUDROOM, BATHROOM TO A BEDROOM SUITE, ETC). BUILD THEM WITH THAT IN MIND.
- 7I** – WALL-TO-WALL CARPETING IS FORBIDDEN.

- 9 (CONDITIONS OF USE)**
- 9A** – JAY OSBORNE IS THE ORIGINAL DESIGNER OF THIS WORK. INSTEAD OF A CONVENTIONAL COPYRIGHT, HE PROVIDES THESE PLANS UNDER AN OPEN SOURCE LICENSE. SOME RIGHTS RESERVED.
- 9B** – THIS WORK IS PROVIDED UNDER A CREATIVE COMMONS ATTRIBUTION SHARE-ALIKE LICENSE. FOR MORE INFORMATION, SEE WWW.CREATIVECOMMONS.ORG/LICENSES/BY-SA/4.0.
- 9C** – YOU MAY COPY, SHARE, AND MODIFY THIS WORK,
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- 9F** – ARCHITECTS, BUILDERS, AND OTHER DESIGN PROFESSIONALS MAY PROFIT FROM USING THIS WORK.
- 9G** – IF YOU USE THIS WORK AND/OR CREATE ANY DERIVATIONS, YOU AGREE TO PROVIDE APPROPRIATE CREDIT TO JAY OSBORNE. ATTRIBUTION IS AN ESSENTIAL REQUIREMENT OF THE LICENSE.
- 9H** – APPROPRIATE CREDIT INCLUDES MENTIONING JAY OSBORNE IS THE ORIGINAL DESIGNER. SPECIFY THAT WHERE AND WHEN IT WOULD BE IMPORTANT FOR SOMEBODY. (IF THEY WOULD FEEL SCAMMED WHEN LEARNING THE TRUTH, THEN YOU DID IT WRONG.) ALSO MENTION ANY CHANGES YOU MADE, IF APPLICABLE– BUT DON'T IMPLY JAY OSBORNE HAD ENDORSED THEM.
- 9I** – THESE DRAWINGS ARE DERIVED FROM SKETCHUP MODELS, WHICH CAN BE DOWNLOADED FOR FREE ONLINE.
- 9J** – IT IS IMPOSSIBLE FOR ONE SET OF ARCHITECTURAL DRAWINGS TO FULFILL THE REQUIREMENTS OF EVERY JURISDICTION. THIS IS A TEMPLATE TO START FROM. THE GC OR DESIGNER OF RECORD (OR WHOEVER REMOVES THIS NOTE) SHALL TAKE RESPONSIBILITY FOR ADAPTING THIS DESIGN TO LOCAL REQUIREMENTS.
- 9K** – USE THIS WORK AT YOUR OWN RISK. THIS DESIGN IS PROVIDED "AS IS" WITH NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING (BUT NOT LIMITED TO) THE WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL JAY OSBORNE OR FREEFARMHOUSE BE HELD LIABLE FOR ANY CLAIM, DAMAGES, OR OTHER LIABILITY (WHETHER IN AN ACTION OF CONTRACT, TORT, OR OTHERWISE) ARISING FROM, OUT OF, OR IN CONNECTION WITH THIS WORK (OR THE USE, OR OTHER DEALINGS IN THIS DESIGN). IN SHORT: BE RESPONSIBLE.



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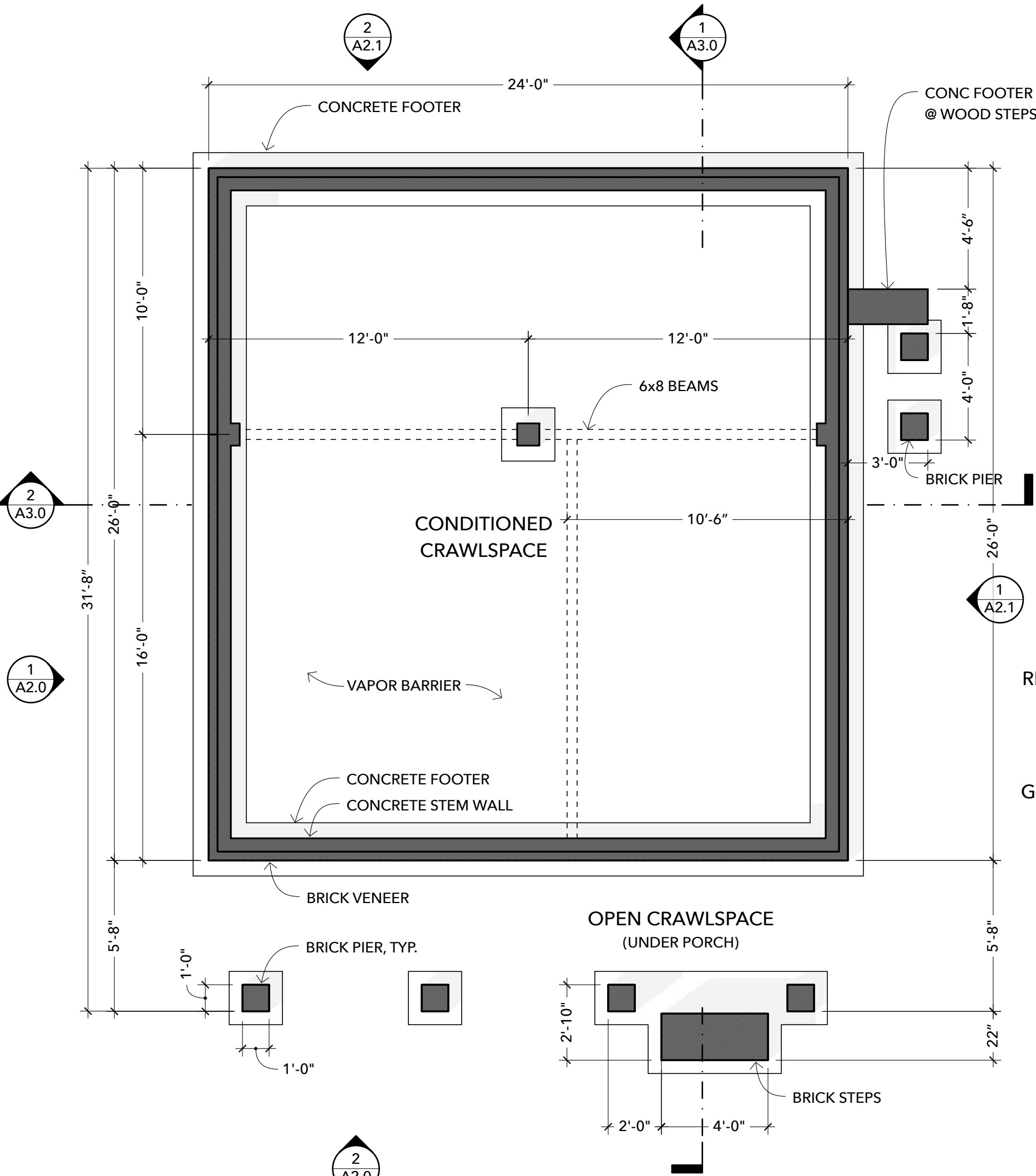
A DESIGN BY JAY OSBORNE
VIRGINIA'S FARMHOUSE
THE ORIGINAL STARTER FARMHOUSE PLANS

- 4** 2025-03-26 1ST DRAFT (PREPARING FOR PRINTS)
3 2023-07-20 EXTENDED PLANS (REAR ADDITION)
2 2023-06-30 VIRGINIA: 1ST STARTER FARMHOUSE
1 2023-01-04 STARTER FARMHOUSE SCHEMATICS
+ See A0.1 for more project history and credits

GENERAL NOTES
A0.2

FOUNDATION PLAN NOTES:

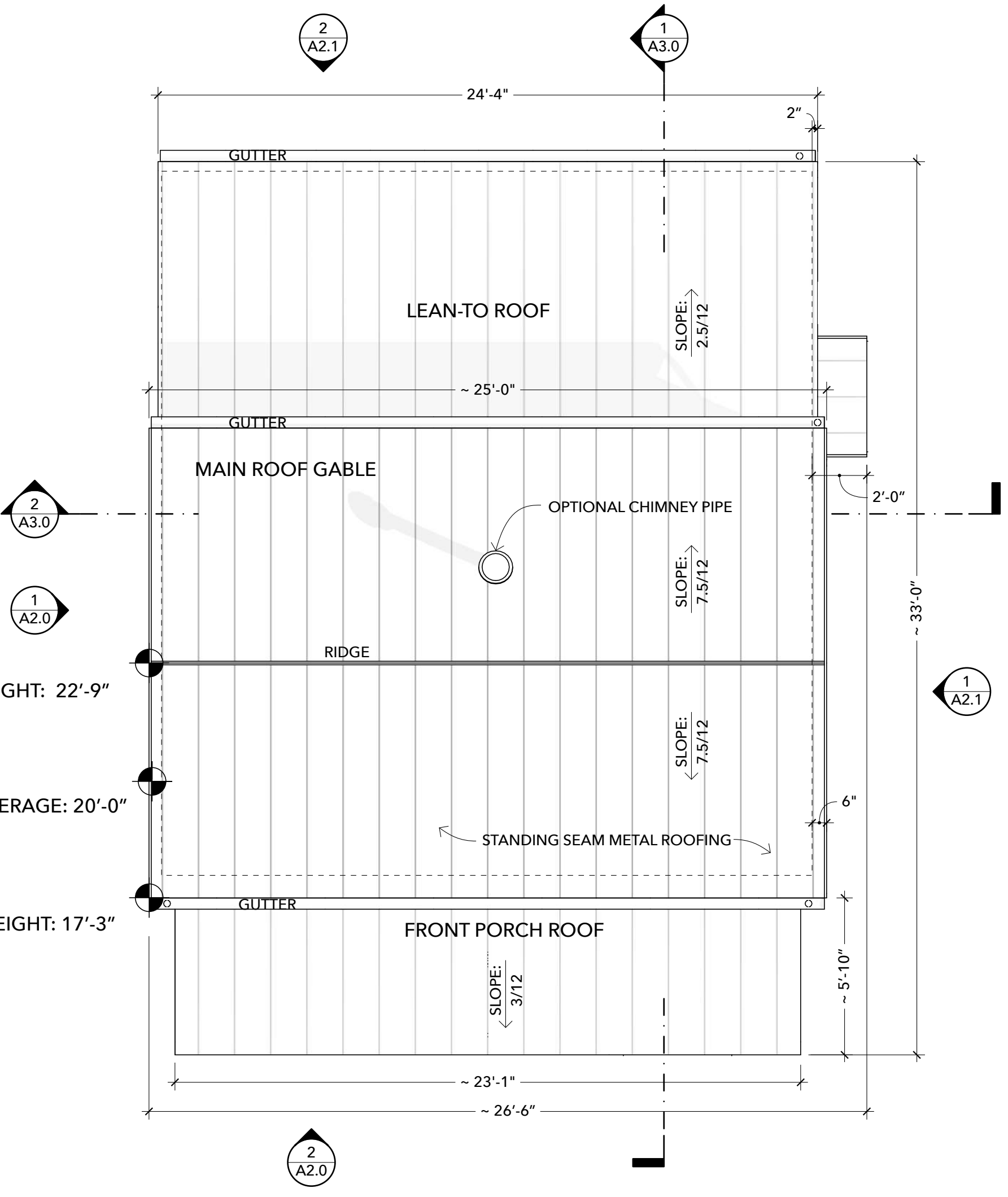
1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. INSTEAD OF A CONDITIONED CRAWLSPACE, IT COULD BE AN OPEN CRAWLSPACE (PIER FOUNDATION), SLAB, OR A BASEMENT.
2. STRUCTURAL BRICK FACING MAY BE THIN BRICK VENEER INSTEAD. OTHERWISE, EXPOSED CONCRETE WORKS FINE.



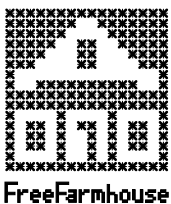
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES:

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE, BUT THERE ARE MANY WAYS TO MEASURE THEM. THIS DESIGN CAN EASILY WORK WITHIN A 25' HEIGHT LIMIT.
2. TO SAVE COSTS, 5V GALVALUME ROOF PANELS MAY BE USED INSTEAD OF STANDING SEAM ROOFING.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



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FOUNDATION/ ROOF
A1.0

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FLOOR PLAN NOTES:

1. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHOULD BE PROVIDED (AS REQ'D BY CODE).
1. GUARDRAIL MAY BE REQUIRED AT PORCH IF DROP TO GROUND IS INCREASED TO MORE THAN 24-30" (SEE LOCAL REQ'TS).

DOORS

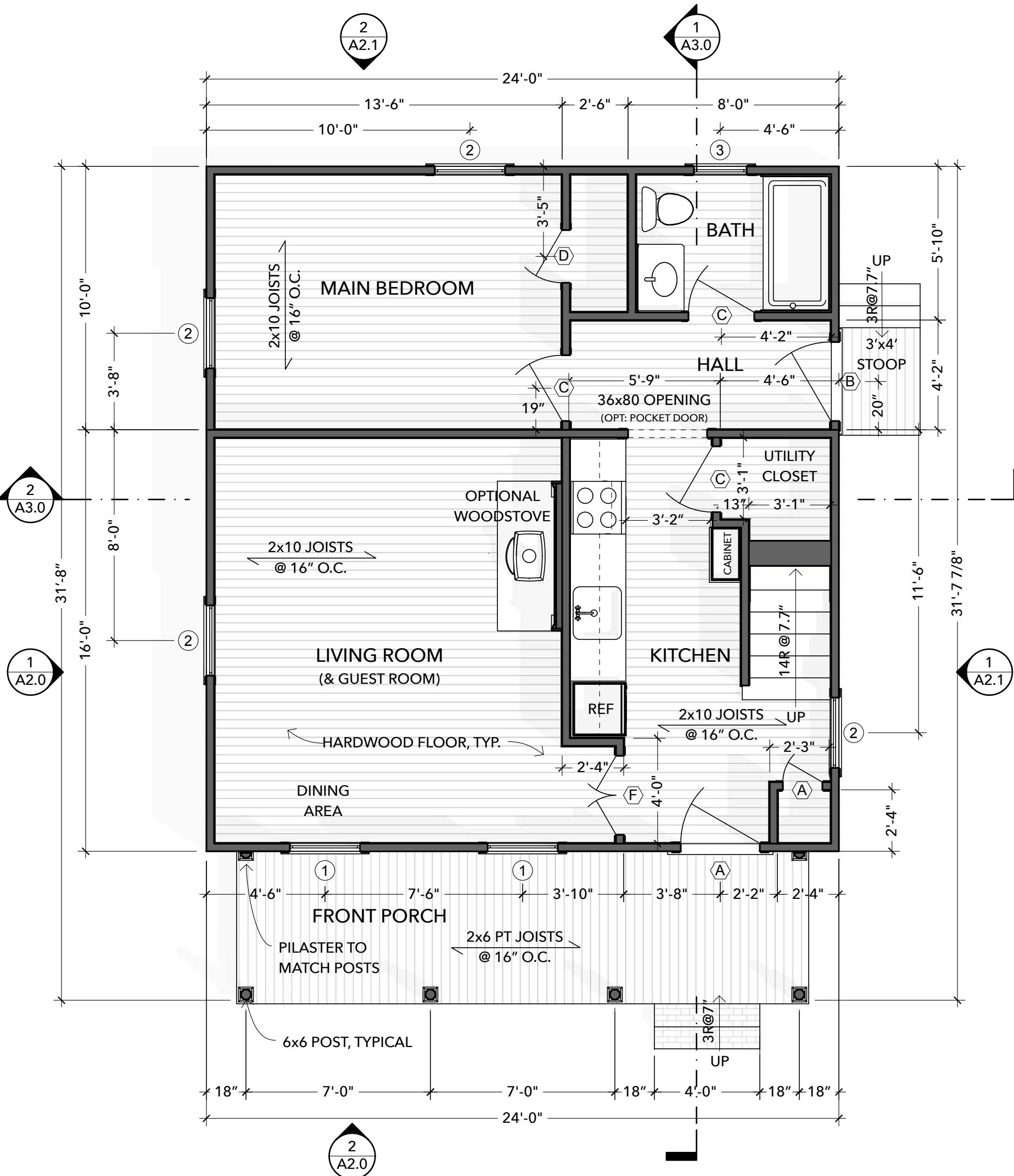
- (A) 36x84 9-LITE FRONT DOOR
(B) 36x80 4-LITE BACK DOOR
(C) 30x80 5-PANEL DOOR
(D) 24x80 1-PANEL DOOR
(E) 18x80 LOUVERED DOOR
(F) (2) 18x80 FRENCH DOORS

WINDOWS

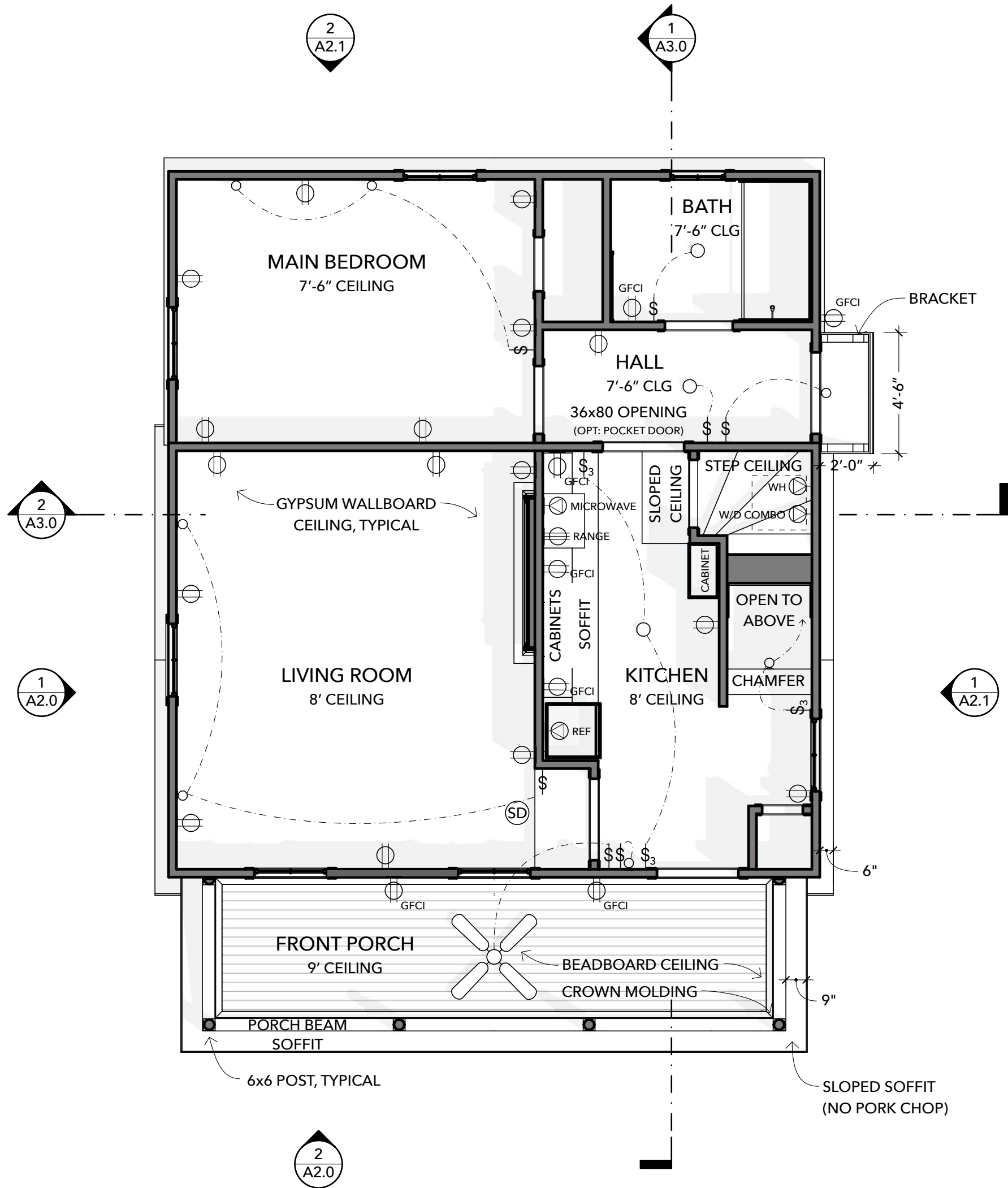
- (1) 32x72 DH 2/2 DIVIDED LITES
(2) 32x60 DH 2/2 DIVIDED LITES
(3) 24x48 DH 2/2 DIVIDED LITES

CEILING/ ELECTRICAL NOTES:

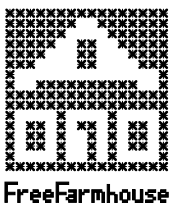
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")
2. UTILITY ROOM CEILING SHALL BE FIRE-RATED WITH GYP BD SHEATHING
3. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 1ST LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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+ See A0.1 for more project history and credits

DOWNSTAIRS PLANS

A1.1

FLOOR PLAN NOTES:

1. WINDER STAIRS MUST FOLLOW STRICT CODES. THEY ARE SAFER THAN IN THE PAST, BUT NOW HARDER TO BUILD.
2. BEDROOM CLOSET AT STAIRS (WITH RAISED PLATFORM) MAY BE OMITTED. CONTRARY TO POPULAR BELIEF, BEDROOM CLOSETS ARE USUALLY NOT REQUIRED BY LAW.
3. LINEN CLOSET (AT HALL) MAY INSTEAD BE A CHASE FOR DUCTWORK AND/OR AN INSULATED CHIMNEY PIPE.
4. MAIN BEDROOM CLOSET MAY BE REPLACED BY A WARDROBE.

DOORS

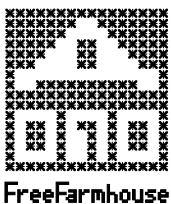
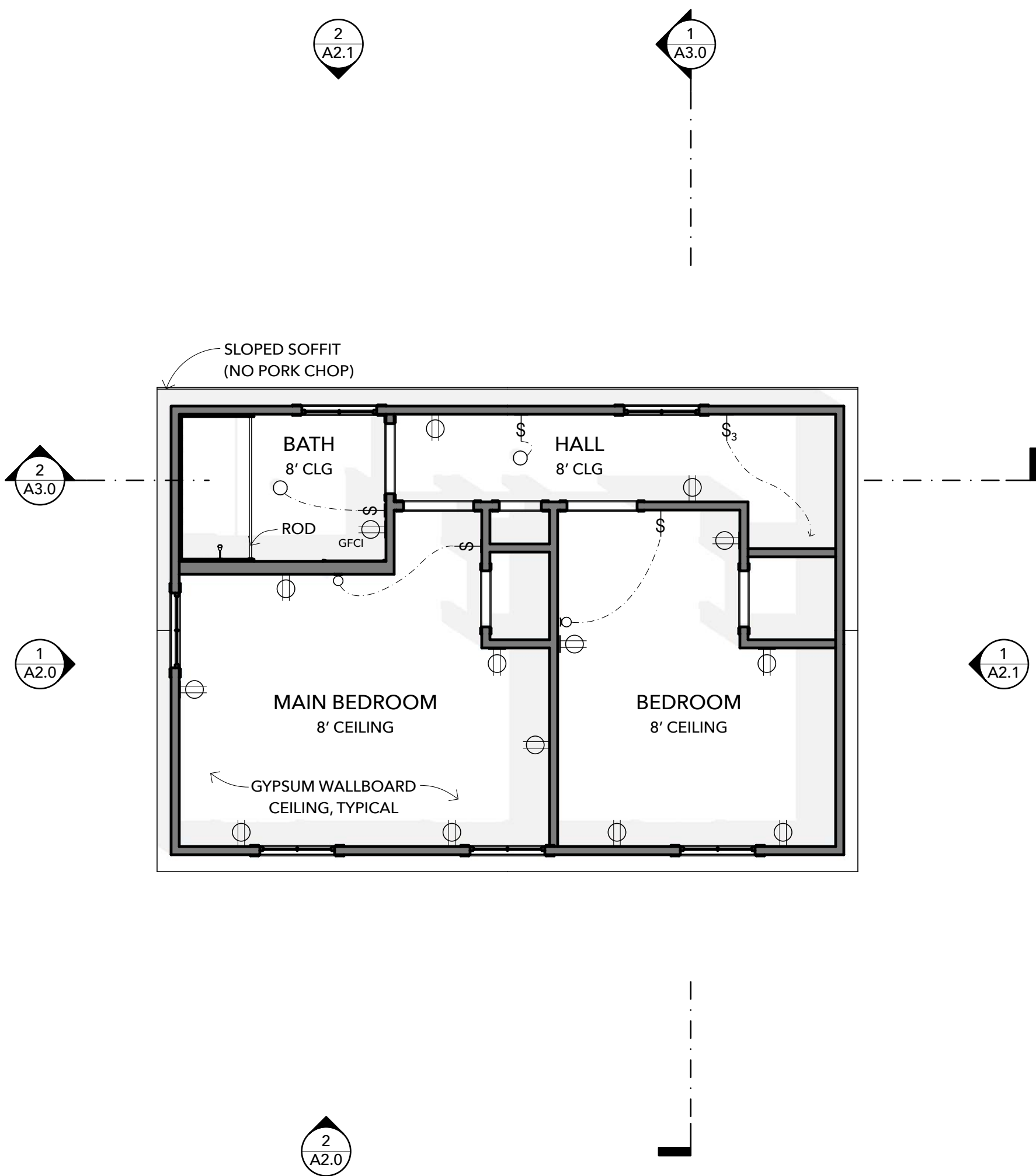
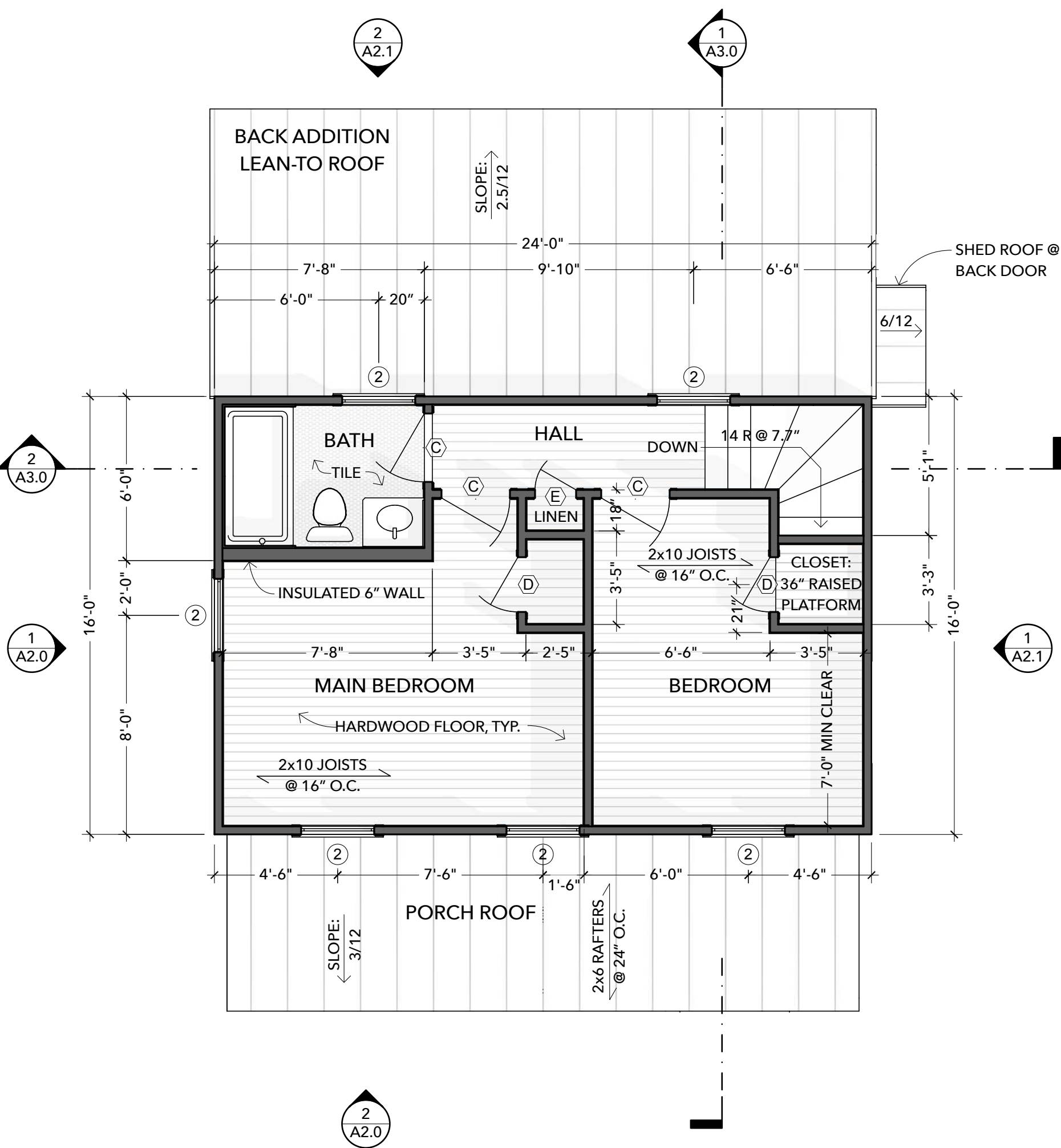
- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
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- (E) 18x80 LOUVERED DOOR
- (F) (2) 18x80 FRENCH DOORS

WINDOWS

- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x48 DH 2/2 DIVIDED LITES

CEILING PLAN NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). PRIORITIZE DIMENSIONS SHOWN IN SECTION DRAWINGS.
2. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM
3. WALL-MOUNTED LIGHTS ARE PREFERRED WHEREVER EFFICIENCY AND STERILITY ARE NOT VIRTUES.



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UPSTAIRS PLANS

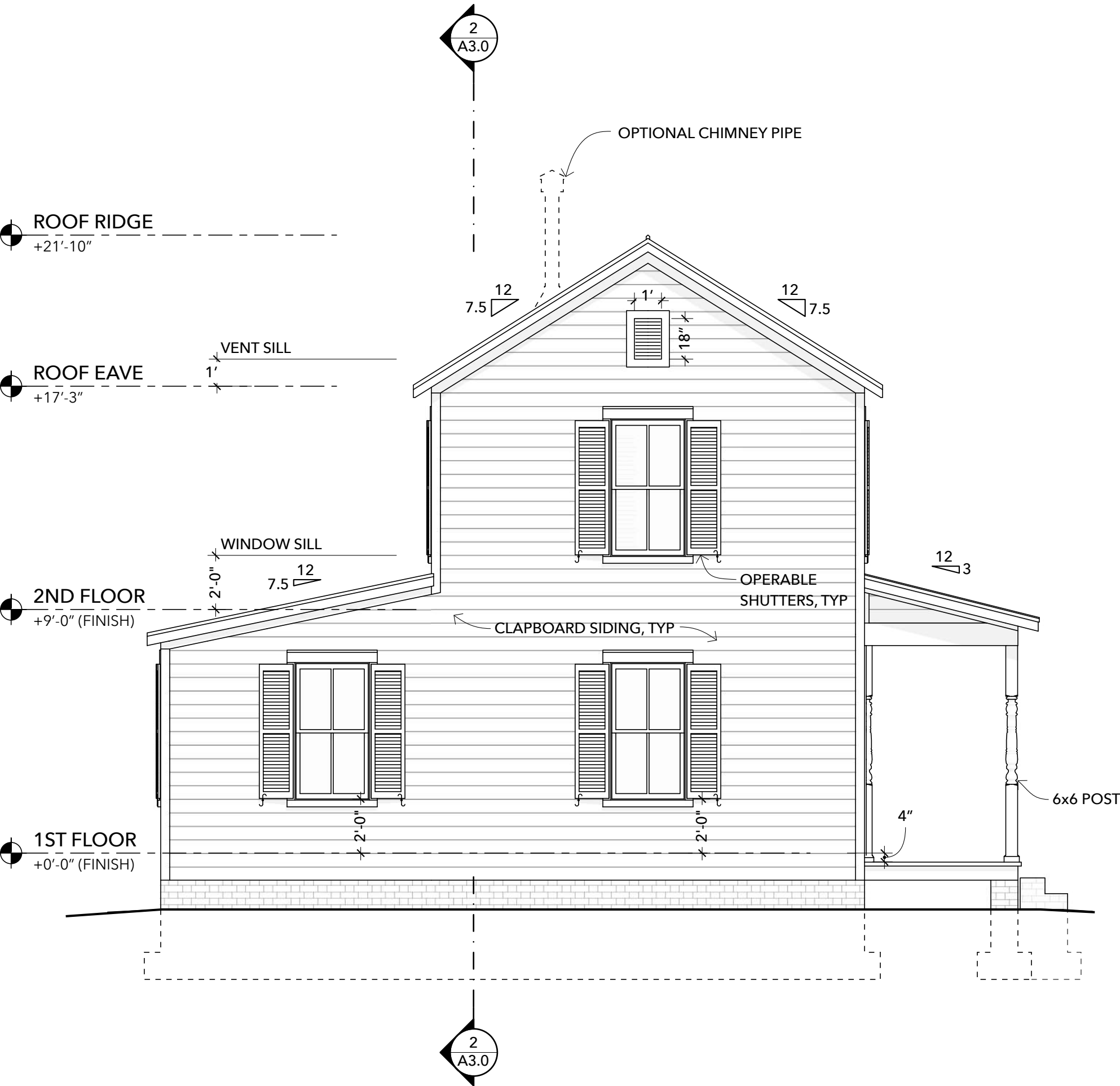
A1.2

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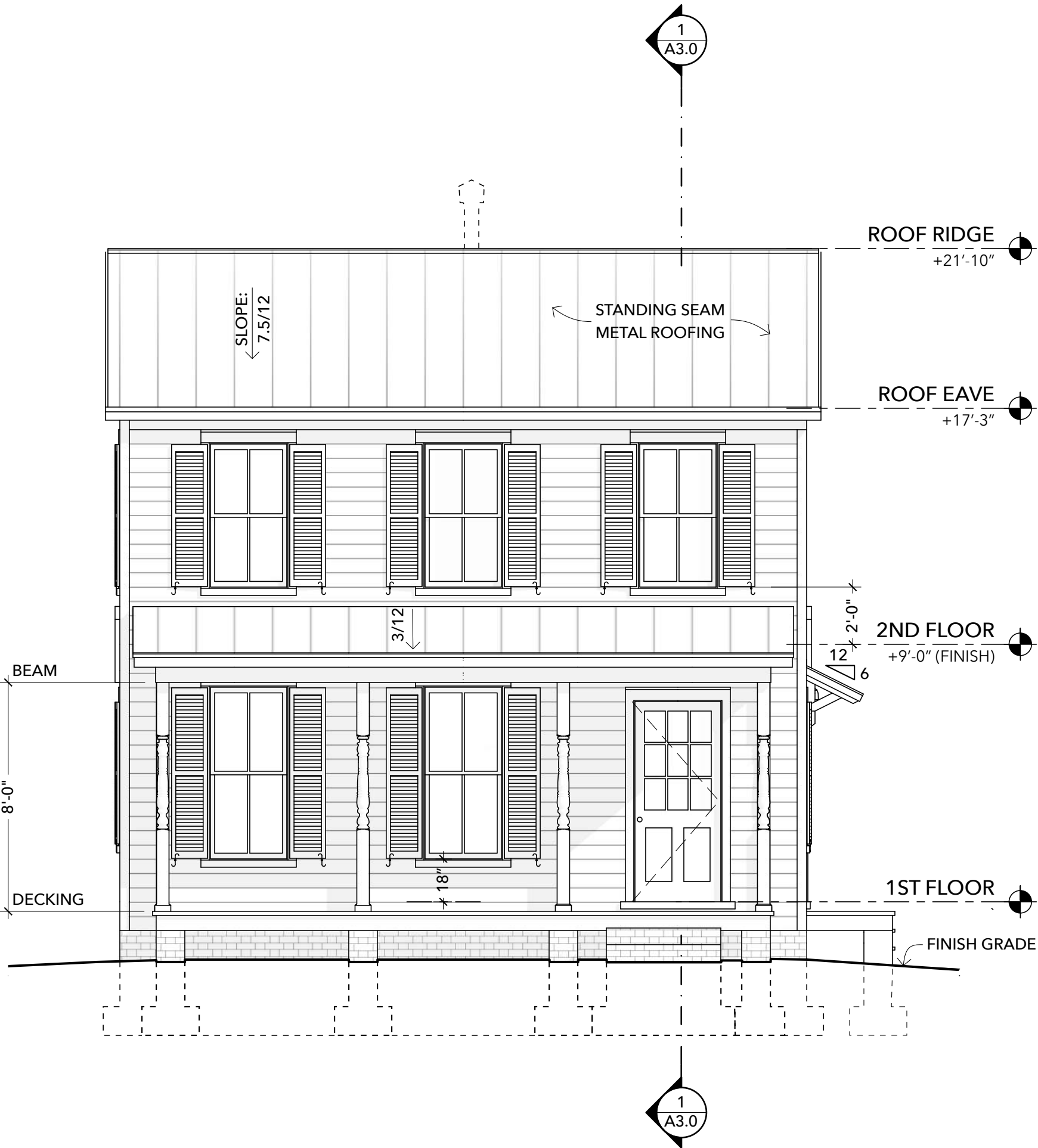
ELEVATION NOTES

- 1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHT IS OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 20-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 25-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).
- 2. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.
- 3. USE REAL, OPERABLE SHUTTERS– OR NONE AT ALL. PLASTIC TACK-ON SHUTTERS ARE AS CORNY AS CLIP-ON TIES. THIS IS A HOUSE, NOT A CHEAP PLASTIC TOY.
- 4. DO NOT “PORK CHOP” ANY OF THE ROOF EAVES.

- 5. **DOORS:** MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3” SILL.
- 6. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3” SILL.
- 7. **SIDING:** 4-6” FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.
- 8. **ROOFING:** STANDING SEAM METAL PANELS (16”). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON’T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.



1 WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



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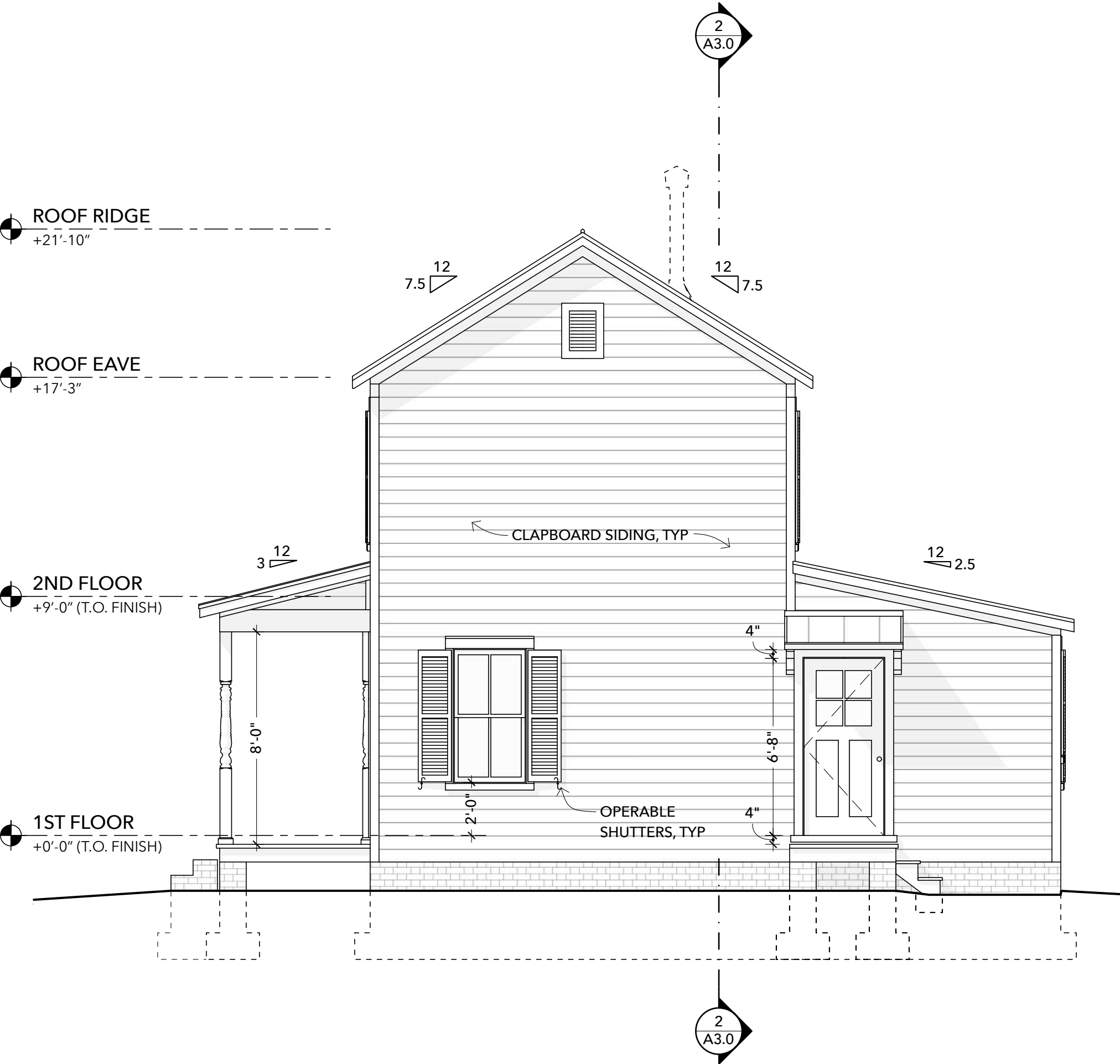
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FRONT ELEVATIONS
A2.0

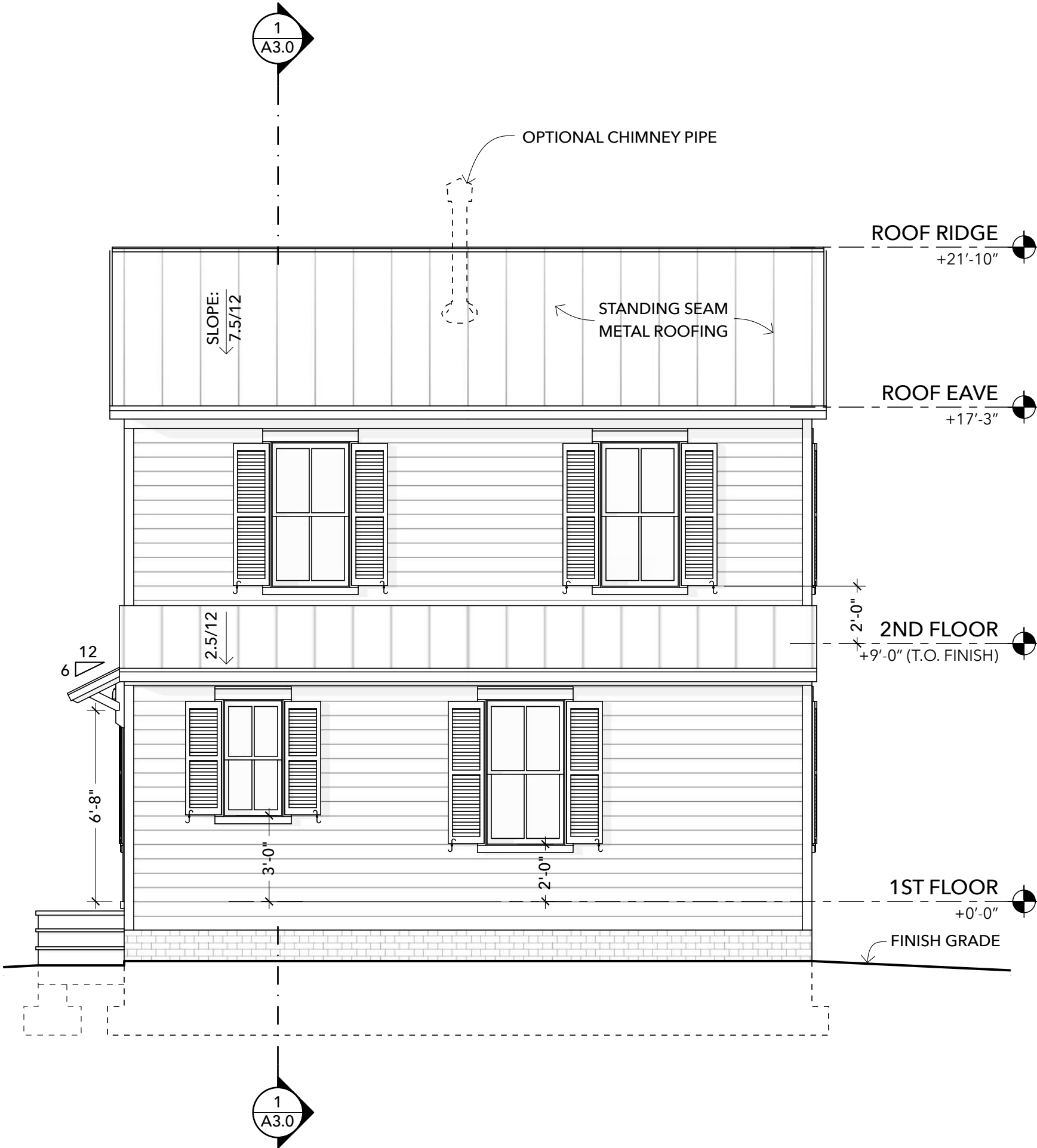
ELEVATION NOTES

- 1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHT IS OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 20-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 25-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).
- 2. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.
- 3. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.
- 4. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.

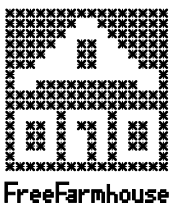
- 5. **DOORS:** MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.
- 6. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.
- 7. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.
- 8. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.



1 EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (BACK)
SCALE: 1/4" = 1'-0"

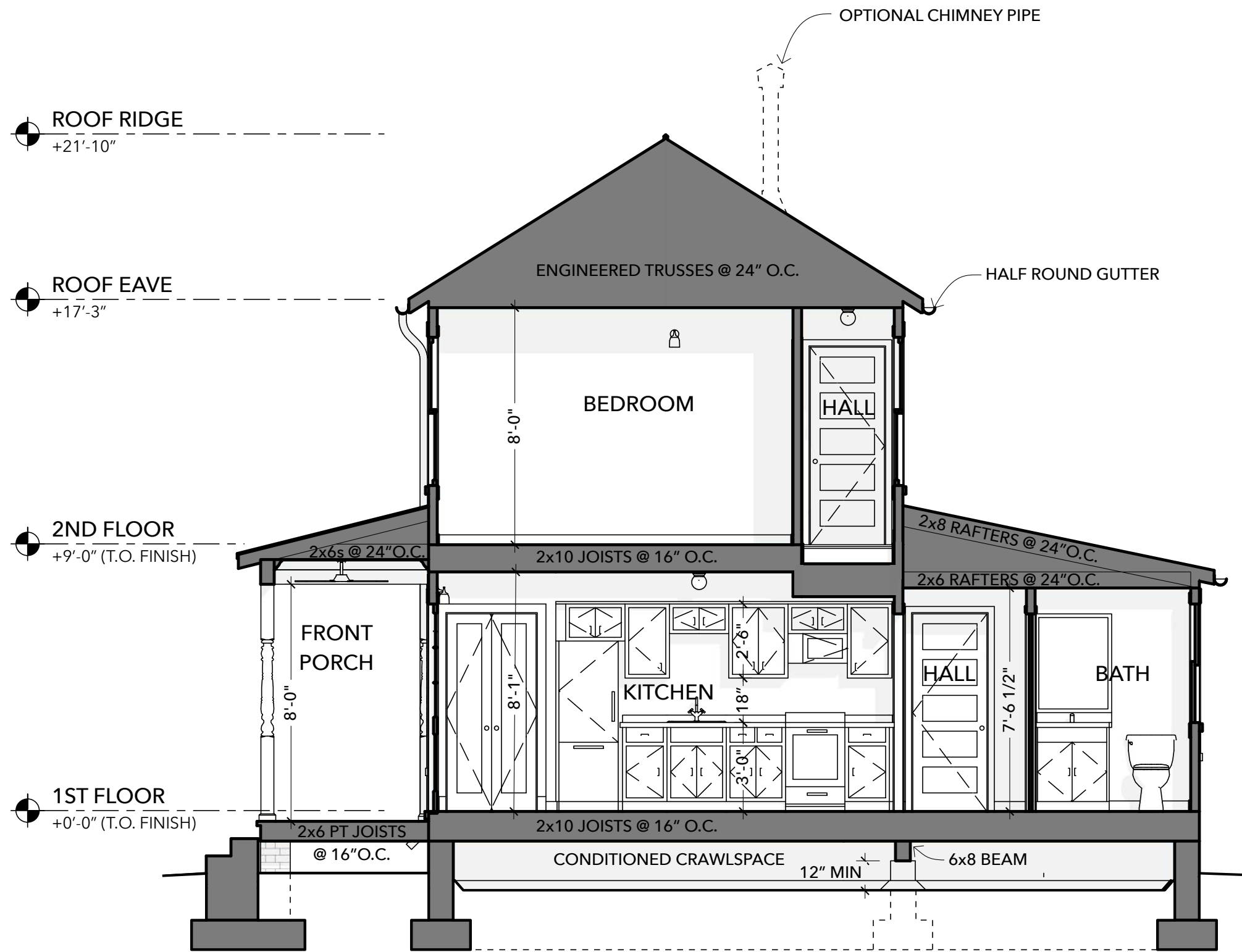


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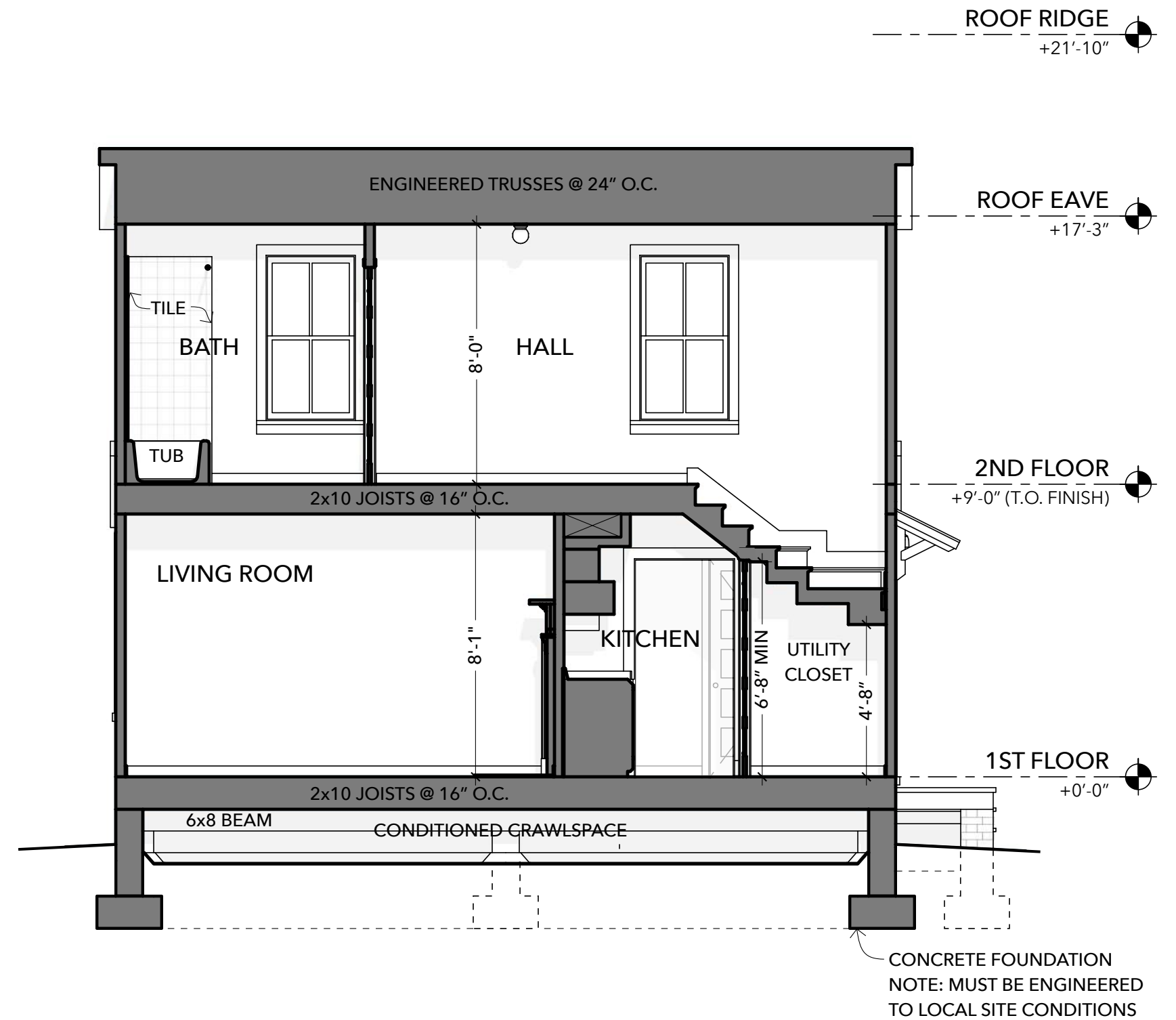
A DESIGN BY JAY OSBORNE
VIRGINIA'S FARMHOUSE
THE ORIGINAL STARTER FARMHOUSE PLANS

- 4 2025-03-26 1ST DRAFT (PREPARING FOR PRINTS)
- 3 2023-07-20 EXTENDED PLANS (REAR ADDITION)
- 2 2023-06-30 VIRGINIA: 1ST STARTER FARMHOUSE
- 1 2023-01-04 STARTER FARMHOUSE SCHEMATICS
- + See A0.1 for more project history and credits

REAR ELEVATIONS
A2.1



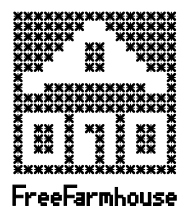
① TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



② LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

SECTION NOTES:

1. CONCRETE FOUNDATION SHALL BE ENGINEERED BASED ON LOCAL SITE CONDITIONS. THE CRAWLSPACE MAY BE CONVERTED INTO A BASEMENT, WITH THE STAIRWAYS STACKED. PIER FOUNDATION WOULD BE A CHEAPER SUBSTITUTE; OR A SLAB AS WELL, WHICH COULD ALSO REDUCE THE OVERALL BUILDING HEIGHT BY A FOOT OR TWO.
2. WINDER STAIRS ARE HEAVILY REGULATED, AND THE UTILITY CLOSET BELOW MUST BE FIRE-RATED. PROPOSAL: CONSTRUCT THE WINDERS AS A SERIES OF STAGGERED PLATFORMS, MADE OF 2x12 AND 2x4 MEMBERS.
3. CRAWLSPACE ACCESS CAN BE FROM THE UTILITY CLOSET.



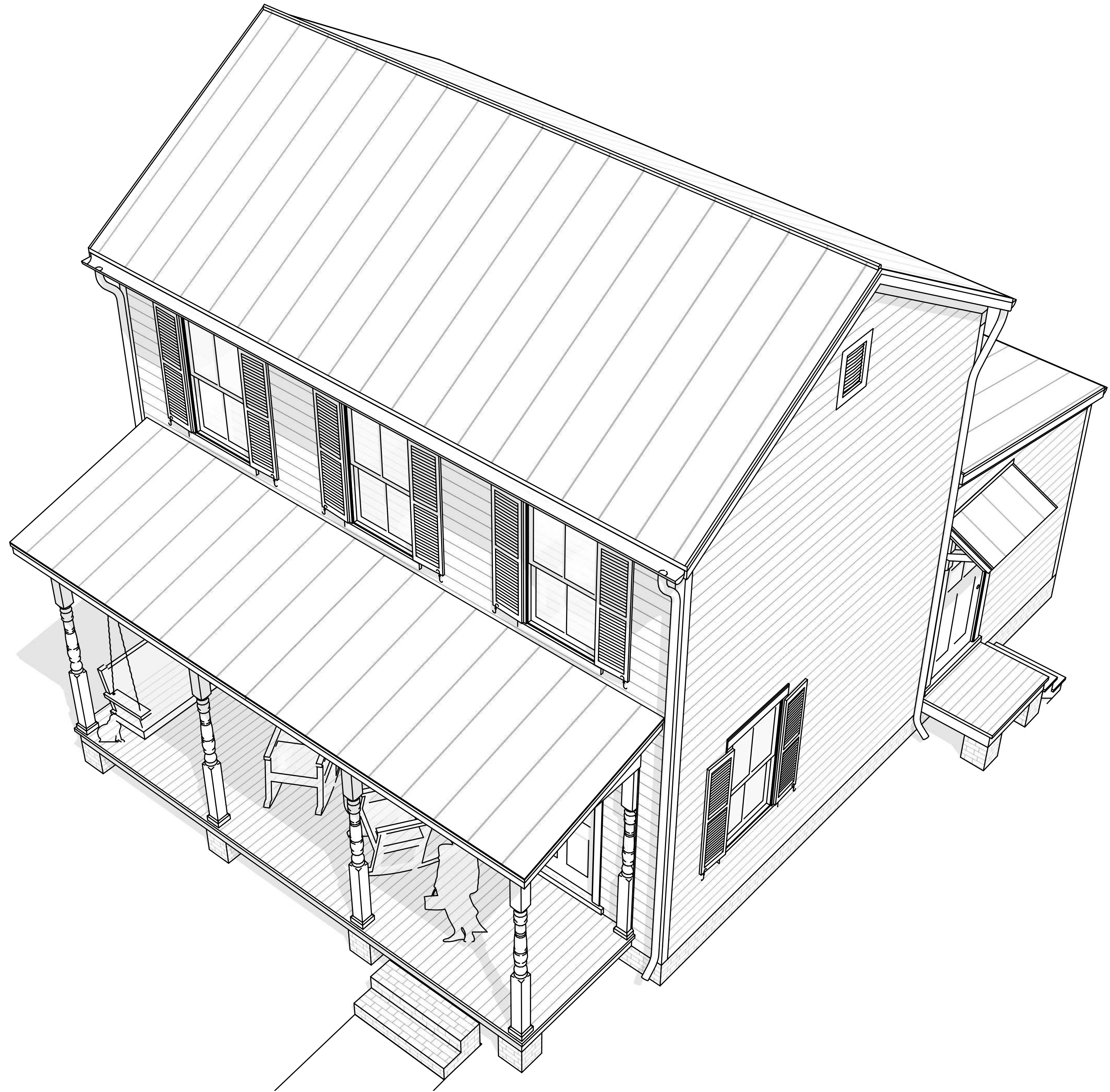
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SECTION VIEWS

A3.2



VIRGINIA'S FARMHOUSE
DESIGN OVERVIEW
JAY OSBORNE

This simple, classic design can be found all around America. Though similar to my original open-source house design, this one is smaller, and easier to fit on a narrow piece of land. Designed based on variations and options for additions, this tiny kernel can grow as you need it to— making it perfect for a starter home. Virginia's Farmhouse is the first of four variations of my Starter Farmhouse series.

Each of the Starter Farmhouse designs will begin with a 16x24 primary massing – about 750 square feet at the smallest. That's a normal maximum size for an accessory dwelling unit. You'll be able to enlarge it by choosing from a series of additions. The interchangeable modules will have different room arrangements. The extended version of Virginia's Farmhouse shows the bedroom suite addition.

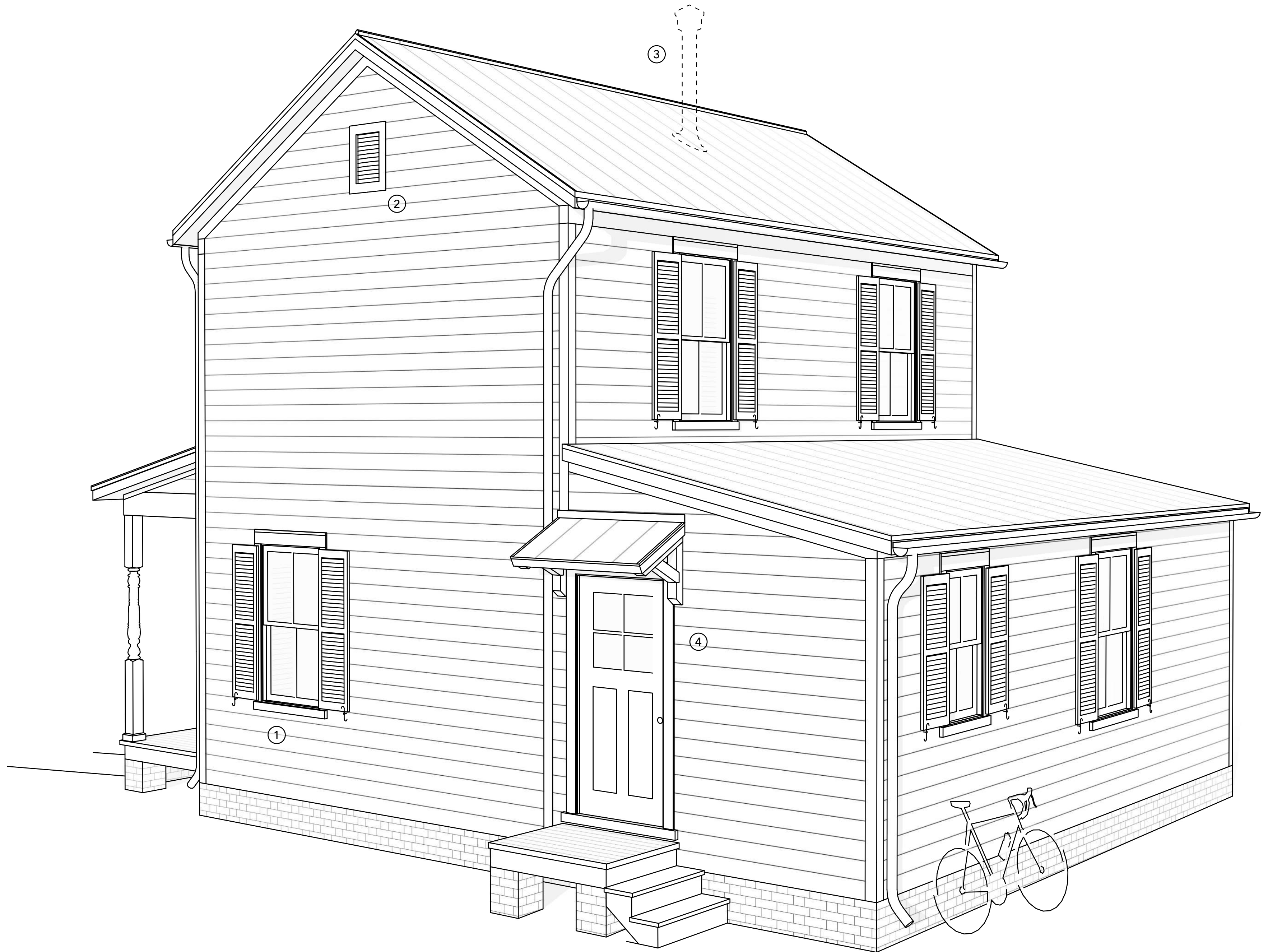


With a front facade that is only 24 feet wide, Virginia's Farmhouse can fit in many old towns. The design is prioritized around being simple and economical, and to be able to have different options for additions and materials in the drawing set.

(1) Operable shutters are functional. If cost is an issue, don't compromise with screw-on or vinyl fakes. Instead, just omit the shutters until you can do them right.

VIRGINIA'S FARMHOUSE
FRONT OF THE HOUSE
 JAY OSBORNE

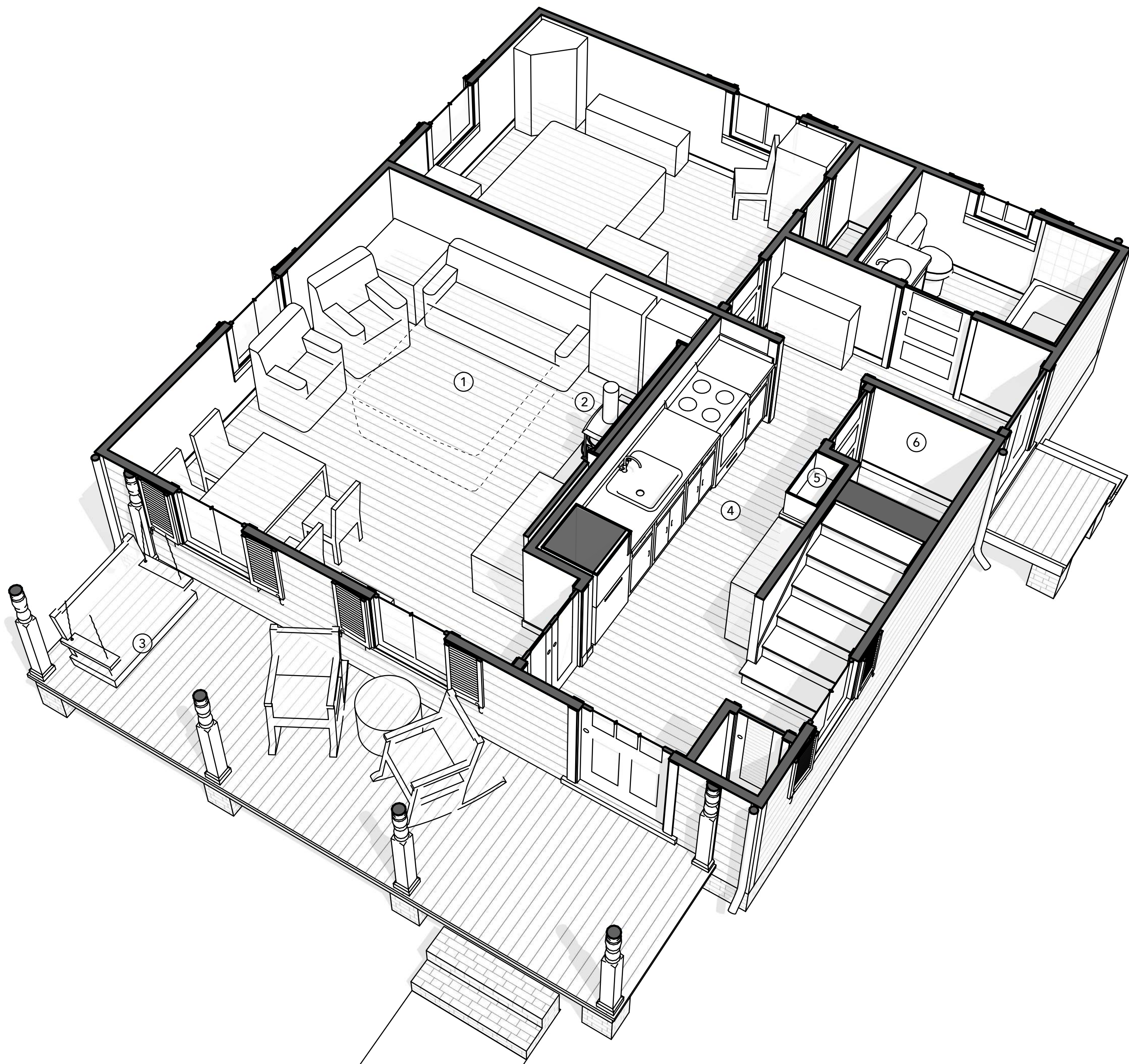
(2) Avoid the common "pork chop eave", which looks as tasteless as it is modern. Builders have a knack for ignoring traditional details and just doing what's comfortable. To make a new house look old, the builders may need to get uncomfortable. **(3)** The porch's simple roof can have its slope reduced to about 2.5/12, a common porch roof slope in old houses. It corresponds to a 1/5 pitch.



This version of Virginia's Farmhouse has a rear addition with a bedroom suite on the first floor. Other options for this rear addition will be possible, but it's important to note that the design could start without it. It might be added over time to reduce the upfront cost of the house, or to give more time for decisions. **(1)** This window brightens the staircase and kitchen. Yet it could be omitted.

VIRGINIA'S FARMHOUSE
BACK OF THE HOUSE
 JAY OSBORNE

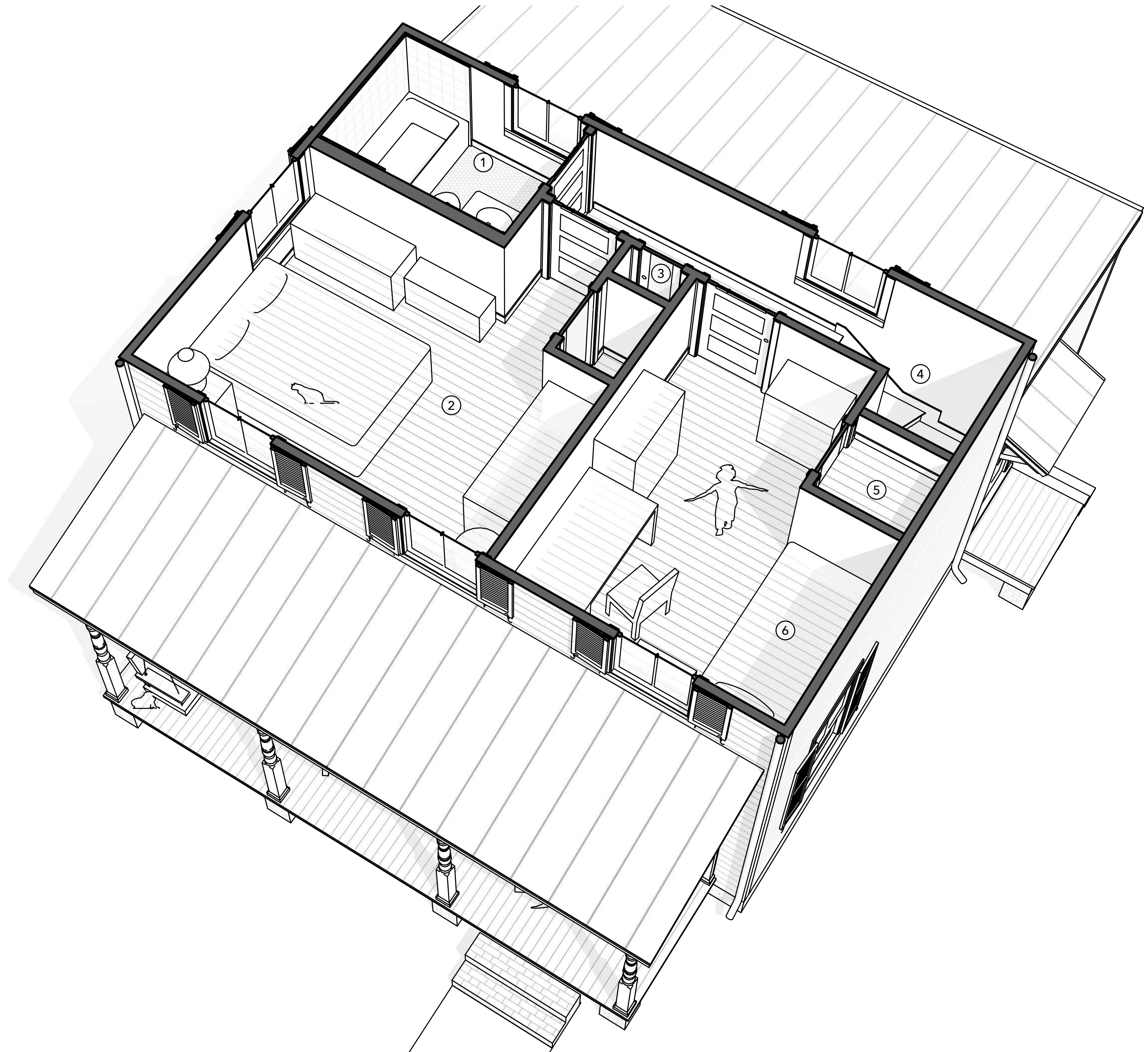
(2) The attic vent is build much like a louvered shutter. **(3)** A chimney of some sort is required if there's a woodstove, but you have many options. A metal chimney pipe allows some flexibility in the placement, but it will need to be at least two feet higher than the roof ridge. It might not look great from the front of the house. **(4)** The back door's tiny window greatly improves the interior lighting.



VIRGINIA'S FARMHOUSE
DOWNSTAIRS PLAN
 JAY OSBORNE

The lower level of this house is arranged in a "hall and parlor" layout, classic for an old house. Despite the modern fashion for eliminating interior walls, it's worth remembering that walls are functional. They allow for privacy, and spaces to be used by more people for more separate purposes. **(1)** With a sofa bed, this living room can work perfectly as a guest bedroom. **(2)** This woodstove is optional.

(3) The porch is big enough for rocking chairs and a porch swing. **(4)** If the living room is being used as an office or guest bedroom, the kitchen can still be used. **(5)** Pantry cabinet could be open shelves instead. **(6)** Head height clearances are critical. Changing the stairs may cause many afterthoughts. If a basement stair is placed under this one, the kitchen storage space (i.e. pantry) must be sacrificed.



VIRGINIA'S FARMHOUSE
UPSTAIRS PLAN
 JAY OSBORNE

(1) This is the only bathroom, and is the minimum conventional size. A house this small does not warrant a second bathroom, but one can be included in a rear addition. **(2)** The main bedroom is about 120 square feet in size, which is a minimum requirement in some places. **(3)** The linen closet might instead be a utility chase used for a chimney pipe, or for ductwork (or for an air handling unit).

(4) The winder stairs are strictly regulated by code, and will be redesigned as conventional stairs if space allows. Winders are now fairly complicated to build. **(5)** Head clearances are critical, so this closet has a raised platform for the stairs below. **(6)** The bedroom alcove needs enough space for a bed (7 feet, which may be required by code). With head heights, this significantly limits the stairs.



In small houses, staircases take a disproportionately large amount of space, and are relatively expensive to build. However, over the long run, two-story houses do better than one-story houses since they have half as much foundation and roof. Over time, roofs and foundations can be very costly to maintain. **(1)** It might be best to omit the coat closet at the front door, and include a wardrobe instead.

VIRGINIA'S FARMHOUSE
SECTION VIEW
 JAY OSBORNE

(2) This shows a crawlspace, but if a slab foundation is used, the height can be reduced by 18-24 inches. That may be necessary for local building height limits. **(3)** Head clearances around the staircase are a key factor in the house's design. **(4)** A utility closet fits underneath the stairs, and can have a compact laundry machine. Alternatively, by stacking staircases, it's possible to have a basement.